



7 SUNNYSIDE CRESCENT | SPITAL | BERWICK UPON TWEED





7 SUNNYSIDE CRESCENT SPITTAL, BERWICK UPON TWEED, NORTHUMBERLAND, TD15 2DL

A spacious and well-presented two-bedroom semi-detached house located within an established residential area and benefiting from double glazing, gas fired central heating, gardens to the front and rear and a private driveway. Ideal first purchase or buy to let.





Accommodation comprises:

Ground Floor: Entrance Hall, Living Room, Kitchen.

First Floor: Landing, Two Double Bedrooms, Bathroom.

Exterior: Front and Rear Gardens, Private Driveway.

Distances: Edinburgh 56 miles, Newcastle upon Tyne 65 miles, Berwick Railway Station 0.8 miles (All distances are approximate).

Situation

7 Sunnyside Crescent is situated in a popular residential area of Spittal, on the edge of the town and within easy walking distance to local schooling, Marks and Spencer's, the Swan Leisure centre and many other local shops and amenities. Berwick-upon-Tweed's town centre is easily accessible and offers a wide range of shopping, banking, educational and recreational facilities together with modern sports and arts centres and a mainline railway station which offers regular services to Newcastle, Edinburgh (both approximately 45 minutes) and London (approximately 3 1/2 hours). North Northumberland and the Eastern Borders has a rich and colourful history and offers a wealth of sporting and recreational opportunities. There are a number of excellent links and inland golf courses including those at Duns, Eyemouth, Dunbar, The Hirsell and The Roxburghe and race courses at both Kelso and Musselburgh. The area generally is renowned for its dramatic coastal scenery and miles of dog-friendly deserted sandy beaches and also has Northumberland's National Park within a short drive. Despite its proximity to both Edinburgh and Newcastle, the area has a low population and therefore offers a quality of life that is becoming increasingly rare.

Description

A well laid out two-bedroom semi-detached home in a popular and mature residential locale and benefiting from spacious accommodation laid out over two floors. The house is fully double glazed, benefits from gas fired central heating and is beautifully presented throughout. The house is approached from the pavement through a garden gate and over a path to the front door, which opens into a welcoming hall with stairs rising to the first-floor. From the hallway, a door gives access to the living room, which is to the front of the property with a large window overlooking the front garden and from the living room, a part-glazed door gives access into the kitchen which is located to the rear of the property with an outlook over the garden. The kitchen is fitted with a range of floor and wall mounted units with counters over, a stainless-steel sink and drainer with mixer tap. There is an integrated electric oven and gas hob with an extractor hood over and there is also plumbing and space for a washing machine and fridge/freezer. There is a large under stairs storage cupboard accessible from the kitchen which houses the fuse box, meters and gas fired boiler.

On the first floor there is a landing giving access to the two bedrooms, both of which are doubles, one to the front and one to the rear of the house and both have ample space for freestanding furniture. Completing the accommodation is a bathroom comprising a P shaped bath with mains shower over, WC and hand basin. The bathroom is partly tiled, has a chrome ladder radiator, recessed lighting and a modesty window.

Exterior:

To the front of the house is an enclosed garden with a path leading up to the front door and leading around the side of the property to the enclosed rear garden, which is a good size and offers an area of level lawn, a paved patio and a timber garden shed.

To the side of the property is a private driveway offering ample parking.

GENERAL REMARKS:

Satellite Navigation:

For the benefit of those with satellite navigation the property's postcode is TD15 2DL.

Services:

All mains services are connected.

Tenure:

Freehold

Local Authority:

Northumberland County Council
Telephone: 01289 330044.

Council Tax Band:

Band A

EPC Rating:

Band C (71)

Internet Web Site:

This property and other properties offered by Rettie Berwick LLP can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk www.onthemarket.com and www.thelondonoffice.co.uk

Offers:

Offers should be submitted to the selling agents Rettie Berwick LLP, 50 Hide Hill, Berwick upon Tweed, TD15 1AB. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.



Rettie Berwick LLP
50 Hide Hill, Berwick upon Tweed
Northumberland
TD15 1AB
Tel: 01289 305 158

Important Notice

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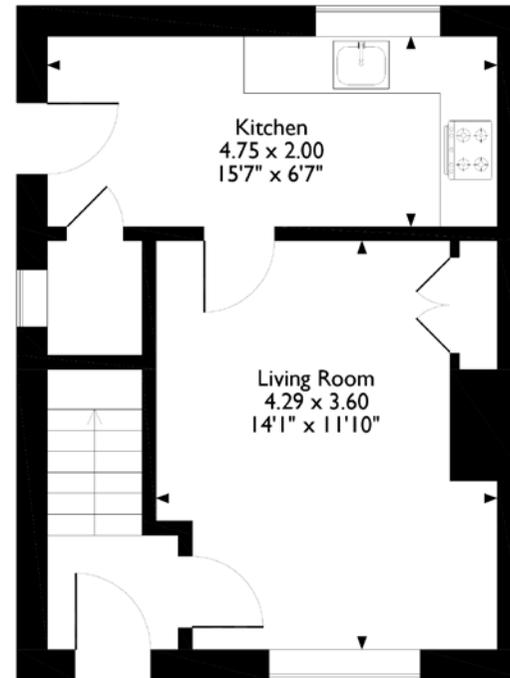
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie Berwick LLP have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

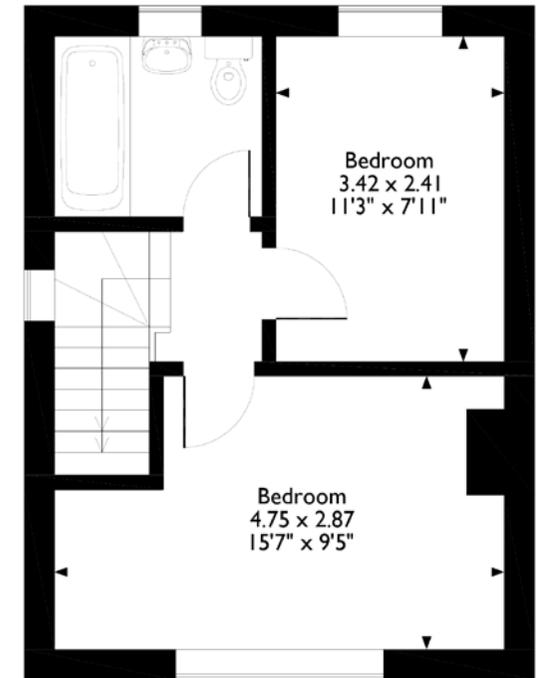
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Sunnyside Crescent, Berwick-Upon-Tweed Approximate Gross Internal Area 62 Sq M/658 Sq Ft



Ground Floor



First Floor

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